

60 acres+- on Moody Creek

Redding, CA



Bill Wright or Dan Rhodes
SHASTA LAND SERVICES, INC.
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(530) 941-8100
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www.ranch-lands.com



60+- acres on Moody Creek **12477 Old Oregon Trail, Redding, CA 96003**

Experience the epitome of country living with the convenience of urban amenities at this stunning water-front property, just a mere 10 minutes from downtown Redding. Boasting a 2,040 sq. ft. 3-bedroom house with a large living room with a woodstove, overlooking Moody Creek (also known as The West Fork of Stillwater Creek) and several duck ponds, this residence is an outdoor enthusiast's dream come true. Option of owner financing!

The property features a spacious 25' x 60' shop and a barn, perfect for storing all your outdoor equipment. The outdoor atmosphere has been thoughtfully utilized by the current owner, who has enjoyed hunting waterfowl, dove, quail, and deer in the expansive surroundings with family and friends. The seasonal ponds, particularly popular among ducks and geese, add to the allure of this unique property.

Constructed with a blend of brick and stucco, the house incorporates passive solar heating, enhancing its energy efficiency. The open-design staircase leads from the main bedroom downstairs to the living area, creating a seamless flow throughout the home. The large living room and dining area boast high ceilings, providing a spacious and airy ambiance, with large windows out to the views.

A garage with a hobby and storage room, plus an unfinished basement, as well as the option for owner financing add further value to this already exceptional property. Endless possibilities for the basement! Game or theatre room, wine cellar possibility! The combination of city living convenience, and the tranquility of the countryside makes this residence perfect for those who crave both worlds.

Take in the breathtaking views from the patio, main bedroom balcony, and the ridge overlooking seasonal Moody Creek and the duck ponds. The property is a haven for wildlife enthusiasts, offering myriad opportunities for horseback riding, hiking, nature walks, and wildlife viewing.

Don't miss the chance to own a piece of paradise that's not only a home but also a gateway to outdoor adventures. Embrace the rare opportunity to live in a spacious and well-designed property, surrounded by nature, while staying connected to the vibrant amenities of Redding and its surrounding areas.

ASKING PRICE: REDUCED to \$775,000 – owner financing may be available! SHASTA MLS 24-605

Appointment Only! to see this property, please contact:

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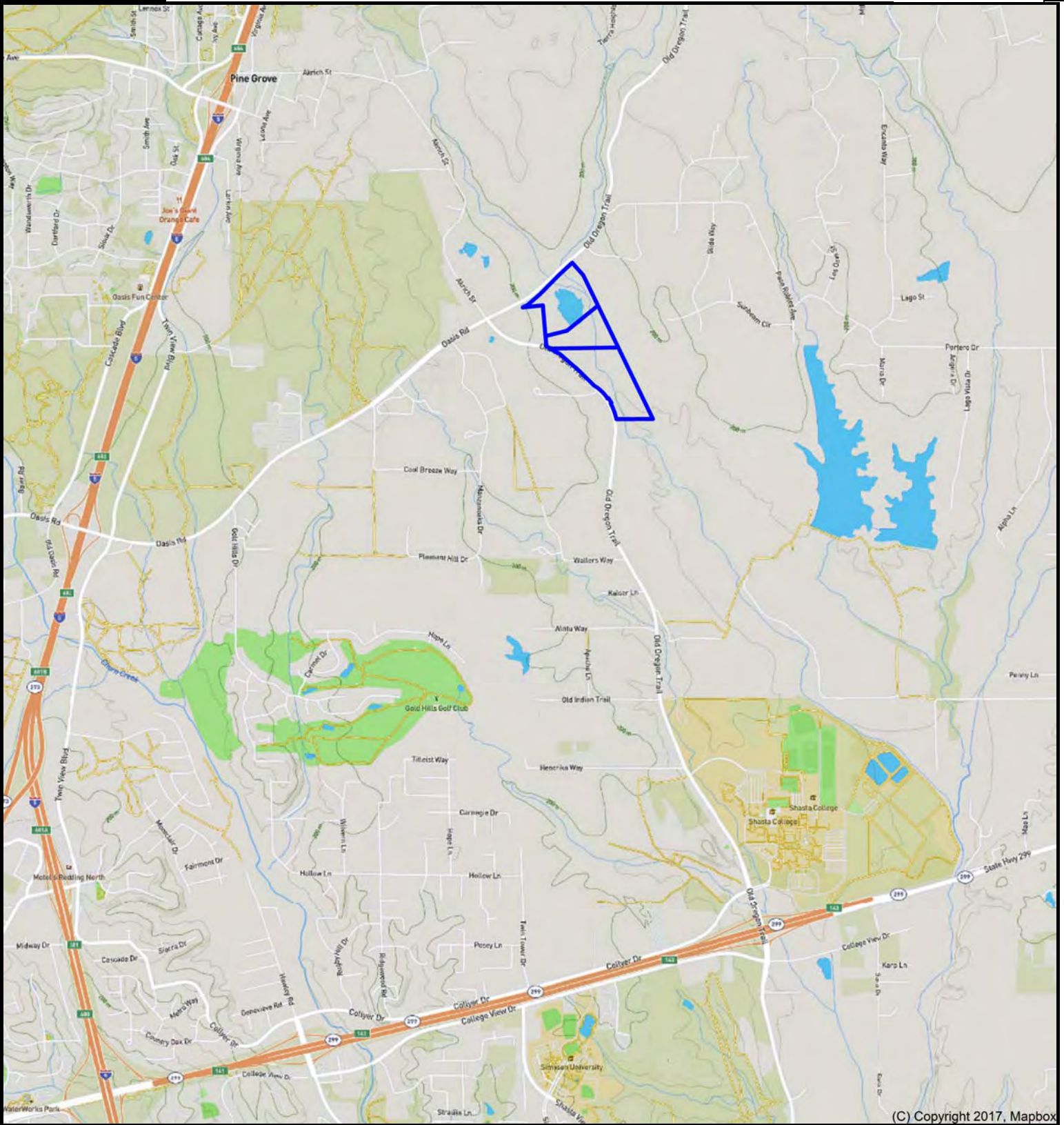


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Home, Shop, Barns
Water & Hunting!
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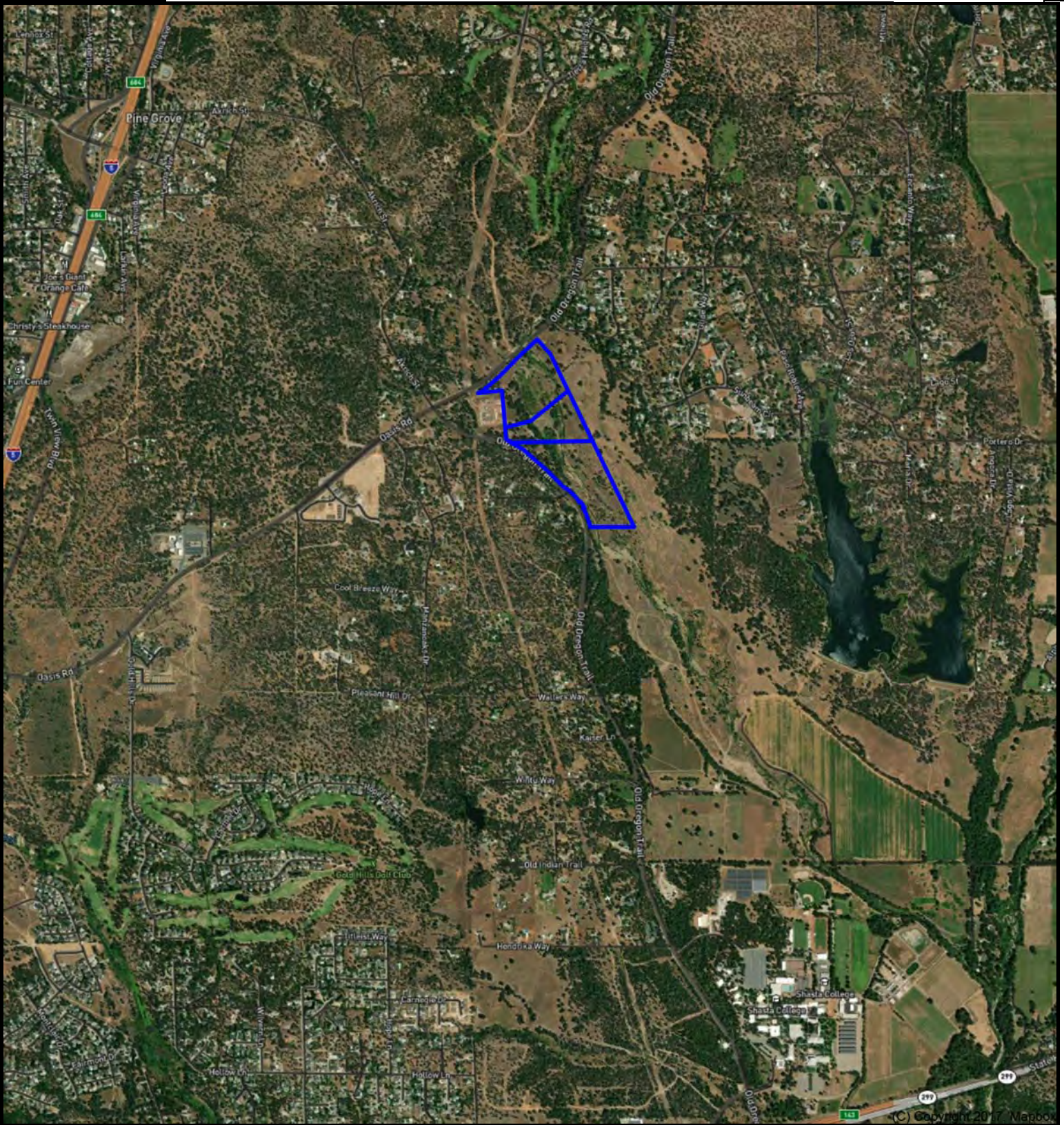
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